



**CAMBORNE ROAD, SUTTON, SM2**  
**£240,000 SHARE OF FREEHOLD**

**A SPACIOUS SPLIT-LEVEL APARTMENT WITH  
ALLOCATED PARKING LOCATED APPROX 0.7MILE  
WALK FROM SUTTON TRAIN STATION**

**Winkworth**

Cheam Office | 020 8770 7766 | [cheam@winkworth.co.uk](mailto:cheam@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

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## AT A GLANCE

- No Onward Chain
- Split Level Apartment
- Lower Ground and Ground Floor
- One Double Bedroom
- Entrance Hall
- Spacious Living/Dining Room
- Separate Kitchen
- Modern Bathroom
- 0.7 Mile Walk to Sutton Station
- Allocated Parking Space
- Share of Freehold

## DESCRIPTION

Situated within proximity to Sutton train station (approx. 0.7mile walk), this spacious apartment is situated over two floors and benefits from a share of the freehold with an associated 960-year lease and allocated resident's parking.

The property is within easy reach of Sutton town centre and Cheam Village, both offering an array of shops, restaurants and amenities. Commuters seeking fast and frequent services into Central London will have the benefit of Sutton train station, Cheam train station and a variety of bus routes to surrounding areas.

The accommodation comprises an entrance hall leading to the large living room/dining room, a modern fitted kitchen, a well-presented bathroom and a vast bedroom on the lower ground floor.

Other features include an allocated residents parking space, a long lease and well-kept shared gardens.

The vendor has confirmed that the service charge is approximately £1,597.80 per annum, which includes grounds maintenance and cleaning. Please verify/check with your conveyancer.

No onward chain.



## ACCOMMODATION

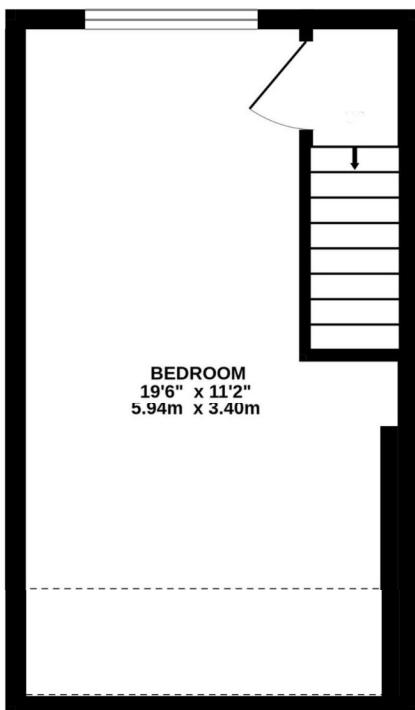
### Entrance Hall

**Living/Dining Room** - 15'10" x 11'2" max (4.83m x 3.4m max)

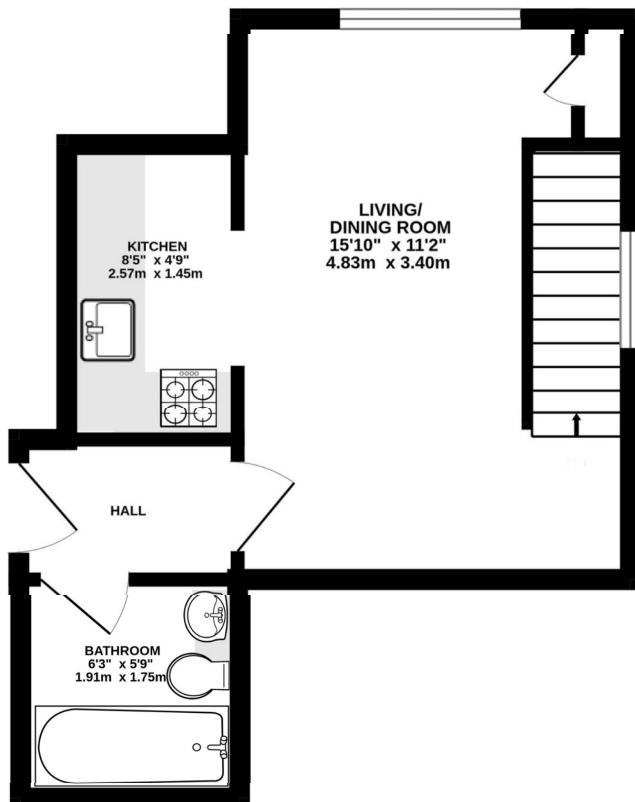
**Kitchen** - 8'5" x 4'9" max (2.57m x 1.45m max)

**Bathroom** - 6'3" x 5'9" max (1.9m x 1.75m max)

**Bedroom** - 19'6" x 11'2" max (5.94m x 3.4m max)



LOWER GROUND FLOOR



GROUND FLOOR FLAT

### Camborne Road, Sutton SM2 6RF

INTERNAL FLOOR AREA (APPROX.) 503 sq ft/ 46.7 sq m

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

71 C

79 C

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